

Single Family Residence **RESIDENTIAL**

12320 SHADOW RIVER ST

CALDWELL, ID 83607

\$363,029 TopHap Estimate · \$292 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,244 ft²

LIVING AREA

0.14 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$363K

\$353K low

\$373K high

Est. Owner Equity

\$72,629

Loan-to-Value

80%

TAX & ASSESSMENT

Assessed Value	\$319,700
Previous Assessed	\$340,300
Assessor Market Value	\$319,700

PROPERTY FACTS

Property Type	Single Family Residence
County	CANYON
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 17 ft²

CLIMATE RISK

81
FLOOD

69
WILDFIRE

62
HEAT

16
STORM

65
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 17, 2026	Financing	Mortgage			\$290K
Mar 25, 2026	Financing	Warranty Deed			
Mar 14, 2024	Financing	Warranty Deed			\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lakevue Elementary School	Elementary	PK–5	1.3 mi
Vallivue High School	High	9–12	2.1 mi
Summitvue Middle School	Middle	6–8	3.7 mi

District: Vallivue School District 139

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 83607

87 CRIME INDEX	117 AIR POLLUTION	43,138 POPULATION	\$73K MEDIAN IN-COME	51°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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